

RECORDED ON:
06/17/2022 11:24:28 AM
DISTRICT: OZARK

JANICE KING
CLERK & EX-OFFICIO RECORDER
BY: ELIZABETH GABLE D.C.

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Prepared by:
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SUITE 201
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(501) 406-0855
ALAW File 22-004364

**NOTICE OF DEFAULT AND INTENTION TO SELL
YOU MAY LOSE YOUR PROPERTY IF YOU DO NOT TAKE IMMEDIATE ACTION
IF THIS PROPERTY IS SOLD YOU WILL REMAIN LIABLE FOR ANY DEFICIENCY
WHICH THEN EXISTS AND AN ACTION TO COLLECT IT MAY BE BROUGHT AGAINST
YOU
THIS IS AN ATTEMPT TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL
BE USED FOR SUCH PURPOSE**

NOTICE IS HEREBY GIVEN that on September 8, 2022, at or about 11:30AM, the subject real property described herein below will be sold at the Main Entrance of the Franklin County Courthouse, 211 W Commercial, Ozark, AR 72949-1112 to the highest bidder for cash. The sale will extinguish all interests, including those of existing lien holders or previous owners in the property. THE TERMS OF SALE ARE CASH THE TIME OF SALE AND ALL TRANSFER TAXES WILL BE THE RESPONSIBILITY OF THE PURCHASER.

WHEREAS the property secured under the Deed of Trust is located in Franklin County, Arkansas more particularly described as follows:

THE FOLLOWING LANDS LYING IN FRANKLIN COUNTY, ARKANSAS, TO
WIT: TRACT 61, SOUTH OZARK ESTATES, OZARK, ARKANSAS.

Street Address: 583 1/2 S Ozark Est., Ozark, AR 72949

WHEREAS on November 24, 1997, by Robert W. Wisdom and Tommie A. Wisdom, Husband & Wife, to Mark Ross as Trustee for Bank of the Ozarks. Said Deed of Trust was recorded on November 26, 1997, in Book 248 at Page 53 in the real property records of Franklin County, Arkansas. The Deed of Trust was subsequently assigned to Hibernia National Bank by virtue of an assignment dated November 24, 1997, and recorded on November 26, 1997, in Book 248 at Page 59 in the real property records of Franklin County, Arkansas. The Deed of Trust was subsequently assigned to Mortgage Electronic Registration Systems, Inc. by virtue of an assignment dated February 28, 2005, and recorded on March 4, 2005, in Book 24 at Page 210 in the real property records of Franklin County, Arkansas. The Deed of Trust was subsequently assigned to CitiMortgage, Inc. by virtue of an

assignment dated April 4, 2012, and recorded on April 16, 2012, in Book 147 at Page 211 in the real property records of Franklin County, Arkansas. The Deed of Trust was subsequently assigned to Federal National Mortgage Association by virtue of an assignment dated February 12, 2014, and recorded on February 18, 2014, in Book 171 at Page 722 in the real property records of Franklin County, Arkansas. The Deed of Trust was subsequently assigned to Nationstar Mortgage LLC d/b/a Mr. Cooper by virtue of an assignment dated May 18, 2022, and recorded on May 25, 2022, as Instrument number 2022R-001551 in the real property records of Franklin County, Arkansas. The party initiating foreclosure can be contacted at or in care of its servicer initiating foreclosure at: Nationstar Mortgage LLC d/b/a Mr. Cooper 350 Highland Dr Lewisville TX 75067 at Telephone No. (877) 450-8638; and

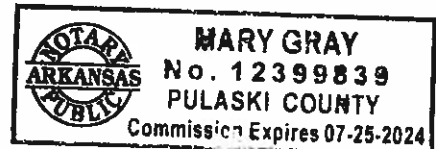
WHEREAS there may be tenants that claim an interest in the real property herein based upon said tenancy; and

WHEREAS, the undersigned is the substitute trustee and is acting on and with the consent and authority of the lender who is exercising its power of sale under Ark. Code Ann. §18-50-115 which implies a power of sale in every Deed of Trust of real property situated in this state that is duly acknowledged and recorded; and default has occurred in the payment of said indebtedness, specifically the installment due on November 1, 2020, and each subsequent payments to date are now due; and the holder of the debt has requested the undersigned to sell the property to satisfy said indebtedness. This sale is subject to all matters shown on any applicable recorded plat or bill(s) of assurance; any restrictive covenants, easements, set back liens or encroachments; any unpaid and/or delinquent taxes or special assessments; any statutory redemption rights of any governmental entity; any prior liens or encumbrances as well as any priority created by a UCC or fixture filing; and, to any matter that an accurate survey of the property might disclose. This property is being sold "as is" with no representation as the condition of any structure(s) thereon or the accuracy of the above legal description. Transfer taxes and recording fees are the responsibility of the purchaser. WITNESS my hand this 16 day of June, 2022

Albertelli Law

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1 Information Way, Suite 201
Little Rock, AR 72202
501-406-0855
A LAW No. 22-004364

ACKNOWLEDGEMENT



STATE OF ARKANSAS
COUNTY OF PULASKI

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On this 16 day of June, 2022, before me, the undersigned officer, personally appeared, Kevin D. Rogers, known to me to be the person who subscribed to the within instrument and acknowledged that he executed the same for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

My Commission Expires:

7/25/2024

Mary Gray
Notary Public